

**Treasurer** - Sandy Perry

**Secretary** - Tina O'Bryan

**Facility Coordinator**

Cynthia Cregger  
(720) 939-8254 cell

**Activities Committee**

Karlene Herbrand  
(303) 646-3918

**Architectural Control**

Pete Smilanic  
(303) 419-7815- cell  
(303) 646-9986 - fax

**Newsletter** –Ginger Wood

gingerwood623@msn.com  
(303) 646-3501

**Nominating Committee**

Pam Schultz (303) 646-3638

**Equestrian Committee**

(Board of Directors)

**Welcoming Committee**

April Osborn (303)646-0850

[www.pawneehillshoa.org](http://www.pawneehillshoa.org)

**Contact Information**

Elbert County Road and Bridge  
(303) 621-3157 (303) 621-3153 fax  
Elbert County Animal Control  
(303) 621-2027 (303) 621-2055 fax  
Elbert County Code Enforcement  
(303) 621-3182  
Elizabeth Post Office—(303) 646-0049

**We'd like more Green !**

Thanks to all the homeowners who signed up to receive the newsletter online. It may be in small steps, but reducing costs in all possible ways is our goal. For online distribution email [pawneehills@qwestoffice.net](mailto:pawneehills@qwestoffice.net).

**Newsletter Contribution Rates**

- **Business Card**  
\$10.00/month
- **Half-Page Ad**  
\$20.00/month
- **Full-Page Ad**  
\$35.00/month

**Advertise your business or service!**

Contact Ginger Wood for information  
(303) 646-3501  
[Gingerwood623@msn.com](mailto:Gingerwood623@msn.com)

**Deadline - the 25th of the preceding month.**

[www.pawneehillshoa.org](http://www.pawneehillshoa.org)

PAWNEE HILLS COMMUNITY ASSOCIATION  
35644 CHEYENNE TRAIL  
ELIZABETH, CO 80107  
(303) 646-0126

**Pawnee Hills  
Community  
Association**

35644 Cheyenne Trail  
Elizabeth, CO 80107  
(303) 646-0126

pawneehillshoa.org

**Monthly Dues:  
\$54.94**

**Board of Directors**

Tina O'Bryan - *President*  
Pam Schultz - *Vice  
President*  
Andrea Garnhart  
Ginger Wood

**NEXT  
MONTHLY  
BOARD  
MEETINGS**

Thursdays,  
November 14, 2013  
December 12, 2013  
**6:00 pm**

**At the Pawnee Hills  
Clubhouse**

**(Homeowners are  
encouraged to  
attend.)**



# Pawnee Hills News

## A Covenant Protected Community

November 2013

### NEWS FROM THE BOARD

#### **October 10, 2013 Monthly Board Meeting:**

Meeting held. 2014 Budget reviewed and the final budget will be approved at the November Meeting. The Board voted not to raise the Monthly Dues in 2014.

### NEWSLETTER COMMITTEE

Improvements are made to better inform the Pawnee Hills Homeowner.

Our covenants, bylaws, rules and regulations are posted on the web-site [pawneehillshoa.org](http://pawneehillshoa.org).

If you have any information or suggestions for the newsletter, please contact Ginger Wood.

### COVENANT REMINDER:

#### **Article VI Restrictions on Use**

**Section 14.** Continuity of Construction. All structures commenced in the subdivision shall be prosecuted diligently to completion and shall be completed within **180 calendar days of commencement**, subject only to delays caused by inclement weather, acts of God, strike or unless some other exception is granted in writing by Declarants or their assigns.

### RESOLUTION OF THE PAWNEE HILLS COMMUNITY ASSOCIATION REGARDING PROCEDURES FOR ADOPTION OF POLICIES, PROCEDURE, RULES REGULATIONS, OR GUIDELINES:

3. **Notice and Comment.** The adoption of every Policy shall be listed on the agenda for the Board meeting prior to adoption by the Board and any Owner who wishes to comment on the proposed Policy shall be afforded such opportunity in compliance with Colorado law.

**SEE WEB SITE FOR ENTIRETY**

## Monthly Financials - Balances as of September, 2013

STATUS OF ACCOUNTS	Month of Sep-13				
	BEGINNING BALANCE	DEPOSITS	MONTHLY INTEREST	DISBURSEMENTS	ENDING BALANCE
<b>OPERATING ACCOUNTS</b>					
Petty Cash	\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
Checking - Union Bank	\$19,959.83	\$8,055.89		(\$6,672.17)	\$21,343.55
Savings - Union Bank	\$61,883.75	\$0.00	\$10.51	\$0.00	\$61,894.26
<b>TOTAL OPERATING</b>	<b>\$82,193.58</b>	<b>\$8,055.89</b>	<b>\$10.51</b>	<b>(\$6,672.17)</b>	<b>\$83,587.81</b>
<b>RESTRICTED RESERVE ACCTS</b>					
Replacement Fund - Union Bank	\$35,542.33	\$1,468.00	\$4.60	\$0.00	\$37,014.93
					\$0.00
					\$0.00
<b>TOTAL RESERVES</b>	<b>\$35,542.33</b>	<b>\$1,468.00</b>	<b>\$4.60</b>	<b>\$0.00</b>	<b>\$37,014.93</b>
<b>TOTALS</b>	<b>\$117,735.91</b>	<b>\$9,523.89</b>	<b>\$15.11</b>	<b>(\$6,672.17)</b>	<b>\$120,602.74</b>

**ACTIVITIES COMMITTEE:**  
**PHCA ANNUAL HOLIDAY LIGHT CONTEST !!!**  
**Judging on December 20, 2013 between 7:00 p.m. & 8:30 p.m.**

**BOOK CLUB (3rd Monday of the month) NOVEMBER 18, 2013 — 7:00 pm**

**NOVEMBER — Talk Before Sleep by Elizabeth Berg**

**DECEMBER — A Christmas Memory by Truman Capote & if time permits A Dog Named Christmas by Greg Kincaid**

**MONTHLY COFFEE (2ND TO LAST—Thursday of the month) NOV. 21, 2013 @ 10:00 am ALL ARE WELCOME!!**

The Activities Committee welcomes volunteers and ideas for additional activities. Contact Karlene Herbrand at (303) 646-3918 or bherbrand@aol.com.

**MAKING IMPROVEMENTS????? SEE ARCHITECTURAL CONTROL COMMITTEE**

No improvements shall be constructed, erected, placed, planted, applied, or installed upon any Lots until an Improvement Request Form is submitted to the ACC along with plans and specifications of the improvement showing the NATURE, KIND, SHAPE, COLOR, HEIGHT, MATERIALS AND LOCATION of the proposed improvement and approved by ACC.

For example erecting a new shed, building a retaining wall, painting your house or shed... **any and all changes or improvements** must be submitted to ACC for approval before any construction can be done. If you are unclear, please contact Pete Smilanic, head of ACC at (303) 419-7815- cell.

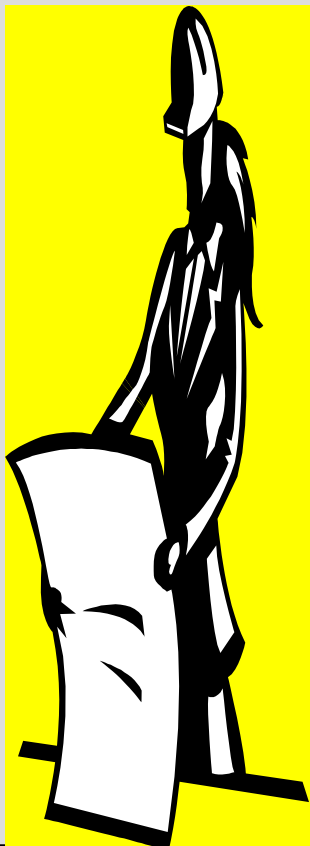
\*\*\*\*\*

## PROTECTING HORSE PASTURES

Land/Horse Health  
COLORADO GLCI  
Colorado  
Grazing Lands  
Conservation  
Initiative

Coop.ext.colostate.edu  
PHCA Website for Info:  
[http://pawneehillshoa.org/  
Committees.php](http://pawneehillshoa.org/Committees.php)

RAINWATER  
COLLECTION  
INFORMATION IS  
AVAILABLE ON  
OUR WEBSITE  
[pawneehillshoa.org](http://pawneehillshoa.org)



## EQUESTRIAN COMMITTEE

**Diane Minion** has resigned as the Equestrian Committee Leader. The Board thanks her for MANY years of hard work and dedication. Please contact the Board if you are interested in heading up the committee in the meantime the Board will continue to deal with any equestrian issues.

**BRIDLE PATH: UPDATED BRIDLE PATH MAPS** are available on the website.

### BARN AND ARENA

Thanks for keeping your training aids out of the arena. Please be sure to lock up the arena and barn and to **turn off lights** before you leave.

Barn Maintenance/Improvement Project: Ideas ??

### RIDE AT YOUR OWN RISK

Under Colorado Law, an equine professional is not liable for an injury to or the death of a participant in equine activities resulting from the inherent risks of equine activities, pursuant to section 13-21-119, Colorado Revised Statutes.

---

## NOMINATING COMMITTEE

There are four positions on the Board that will be up for vote at the Annual meeting held in January. If you are interested contact **PAM SCHULTZ** 303-646-3638. Feel free to contact one of the Board members if you have any questions regarding what being a Board member entails.

---

## WEBSITE INFORMATION

Meeting minutes, financials, covenants, bylaws, rules and regulations and additional information are posted on the Pawnee Hills website ([pawneehillshoa.org](http://pawneehillshoa.org)).

---

## ARCHITECTURAL CONTROL COMMITTEE

Home improvement plans to be submitted for ACC Approval:

GO TO [http://www.pawneehillshoa.org/Rules\\_Regulations.php](http://www.pawneehillshoa.org/Rules_Regulations.php) and print out the 11 page ACC form. Please read and initial the first 5 pages on the bottom right corner. Page 6 Owner completes with details of your Home Improvement Project including moving of dirt, building plans, colors, etc..

Page 7 Owner needs to read and sign.

Submit all 11 pages to the ACC via Pawnee Hills Clubhouse, 35644 Cheyenne Trail, Elizabeth, CO 80107. The Committee shall confirm receipt within 10 days following receipt at the Clubhouse..

If complete, the ACC shall send notification of receipt to the owner;

If incomplete, the ACC shall contact the Owner and request missing items;

The ACC has **90 days** to review once the complete package is received.

**FORMS WILL BE AVAILABLE AT MONTHLY BOARD MEETINGS**

## **MONTHLY DUES — \$54.94**

Make sure to mail your monthly payments to: PHCA c/o Colorado Management & Associates, Inc., PO Box 105007, Atlanta, GA 30348-5007—please include your account # on your payment.

Note: payments are not accepted at any Colorado Management & Associates, Inc. location.

Colorado Management & Associates Inc.'s phone number is (720) 257-7521.

Reminder: There is a \$15 processing fee, \$2.50 late fee and 1% interest fee that will be assessed on *any* outstanding balances due PHCA. To ensure that you do not incur late fees you must have your full payment on time to the address provided. (Fees are subject to change).

Personal Obligation for Late Charges. The late charge shall be the personal obligation of the Owner(s) of the unit for which such assessment or installment is unpaid. All late charges shall be due and payable immediately, without notice, in the manner provided by the Declaration (and set forth herein) for payment of assessments. (To read the complete rules and regulations regarding policy and procedures for collection of unpaid assessments go to [pawneehillshoa.org](http://pawneehillshoa.org) and click on the Rules and Regulations tab).

### **COLORADO MANAGEMENT & ASSOCIATES, INC. (CMA)**

If you would like to pay online or receive a current ledger from Colorado Management & Associates, Inc. go to [pawneehillshoa.org](http://pawneehillshoa.org), on the homepage click on "Contact Information" and you will be directed to CMA's web page.

You can also call CMA directly to receive a complete ledger of your account contact

**Pat Larson at (303) 730-2200.**

**\*When selling your home, there are fees associated with supplying the required documentation to the title company. These fees vary based on what documents the title company requires, and may be assessed prior to the actual closing date.**

### **PAYMENTS BY MAIL:**

**Monthly payments to: PHCA c/o Colorado Management & Associates, Inc.  
PO Box 105007 Atlanta, GA 30348-5007**

**Please Include your account # on your payment.**

### **PAYMENTS ON-LINE:**

**SMART STREET BANK**

**<https://www.mysmartstreet.com/payment2.asp?a=43>**

**TO REQUEST ACCOUNT ACTIVITY REPORT:**

**<http://www.coloradomanagement.com/forms/formDisplay.asp?>**



Pawnee Hills

Annual Holiday

Light Contest

Join in the fun of the season!

Decorate your house, yard... be creative!



Judging : Friday Dec. 20

7pm - 8:30pm

Winning addresses will be posted on the PH website.  
Winners will receive prizes by hand delivery.